

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", "B", "C", and "D" attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 25th day of January 2001.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural-Open and R-1 Single Family Residential to PDD-B Planned Development District-Business.

11.50 acres being all that certain tract or parcel of land lying and being situated in the Morgan rector League, Abstract No. 46, College Station, Brazos County, Texas, and being a portion out of that same 13.50 acre tract conveyed from Michael W. Thiltgen, Executor, et al, to the Lydia Boriskie Partnership, as described by deed recorded in VOLUME 3639, page 64 of the Official records of Brazos County, Texas, said 11.50 acre tract being more particularly described in the attached Exhibit "B" and shown graphically in Exhibit "C".

Purpose Statement: The purpose of this zoning district is to allow for retail use.

METES AND BOUNDS DESCRIPTION
OF A
11.50 ACRE TRACT
MORGAN RECTOR LEAGUE, ABSTRACT NO. 46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 11.50 acre tract or parcel of land, lying and being situated in the Morgan Rector League, Abstract No. 46, College Station, Brazos County, Texas, and being a portion out of that same 13.50 acre tract conveyed from Michael W. Thiltgen, Executor, et al, to the Lydia Boriskie Partnership, as described by deed recorded in VOLUME 3639 page 64 of the Official Records of Brazos County, Texas, said 11.50 acre tract being more particularly described as follows:

BEGINNING at a point in the channel of Wolf Pen Creek, being the north corner of that same called 14.27 acre tract, found by current on-the-ground survey to contain 14.23 acres, conveyed to Davis McGill, Trustee, as described by deed recorded in VOLUME 597 PAGE 226 of said Official Records. A ½" iron rod found for reference monument in the northeast right-of way line of Earl Rudder Freeway bears S 31° 58' 50" E – 48.16 feet:

THENCE N 31° 59' 48" W – 397.64 feet with said right-of-way line to a ½" iron rod found marking the south corner of Lot 2, Horse Haven Estates, as depicted by plat recorded in VOLUME 3158 page 335 of said Official Records;

THENCE N 57° 59' 12" E – 7.17 feet with the southeast line of said Lot 2 to a ½" iron rod set for beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction 194.91 feet along the arc of said curve (Curve data: central angle = 17° 35' 13", radius = 635.00 feet, tangent = 98.23 feet, the chord bears N 66° 43' 40" E – 194.15 feet) to a ½" iron rod found for end of said curve;

THENCE N 75° 28' 10" E – 111.46 feet with said line to a ½" iron rod set for the beginning of a curve to the left;

THENCE in a northeasterly direction 332.71 feet along the arc of said curve (Curve data: central angle = 33° 44' 24", radius = 565.00 feet, tangent = 171.34, the chord bears N 58° 36' 00" E – 327.93 feet) to a ½" iron rod set for end of said curve;

THENCE N 41° 43' 48" E – 96.28 feet with said line to a ½" iron rod found for corner;

THENCE S 15° 46' 37" E – 70.83 feet across said 13.50 acre tract to a ½" iron rod found for corner;

THENCE N 68° 45' 46" E – 154.29 feet across said tract to a ½" iron rod found for corner;

THENCE S 26° 42' 33" E – 636.28 feet across said tract to a point for corner in the centerline of Wolf Pen Creek;

THENCE with the centerline meanders of Wolf Pen Creek for the following calls:

S 75° 52' 46" W – 24.02 feet
N 77° 54' 39" W – 20.02 feet
S 07° 48' 52" W – 92.56 feet
S 67° 42' 42" E – 83.58 feet

S 18° 10' 22" E – 44.50 feet
S 59° 16' 08" W – 89.19 feet
N 84° 56' 53" W – 82.97 feet
N 63° 44' 35" W – 107.38 feet
S 55° 22' 25" W – 69.88 feet
N 87° 01' 50" W – 34.32 feet
N 07° 36' 09" W – 94.90 feet

THENCE N 78° 00' 27" W – 97.39 feet with said creek centerline to a point for angle point:

THENCE S 86° 43' 46" W – 455.96 feet with the line of the old channel to the **PLACE OF BEGINNING** and containing 11.50 acres of land.

June 2000

Municipal Development Group
College Station, Texas

Basis of Bearing: The monumented northwest line of Raintree, Section One, called N 42° 26' 57" W as depicted by plat recorded in VOLUME 373 PAGE 361 of the Deed Records of Brazos County, Texas.

Note: The creek boundary is subject to change due to the natural action of the flowing water.



City of College Station, Texas
PLANNING DIVISION

ACADEMY - 11.5 ACRES

CASE:

00-225

REZONING

